

**CODE ENFORCEMENT BOARD**  
**1<sup>st</sup> FLOOR COMMISSION CHAMBER**  
**FORT LAUDERDALE CITY HALL**  
**100 NORTH ANDREWS AVENUE**  
**JUNE 28, 2016**  
**9:00 A.M.**

| <b><u>Board Members</u></b> | <b><u>Attendance</u></b> | <b>Cumulative attendance<br/>2/2016 through 1/2017</b> |                      |
|-----------------------------|--------------------------|--|----------------------|
|                             |                          | <b><u>Present</u></b>                                  | <b><u>Absent</u></b> |
| Patrick McGee, Chair        | P                        | 5  | 0                    |
| Mark Booth, Vice Chair      | P                        | 1  | 0                    |
| Joan Hinton                 | P                        | 5  | 0                    |
| Lakhi Mohnani [until 12:24] | P                        | 5  | 0                    |
| Peter Cooper                | P                        | 1  | 0                    |

**Alternates:**

|                |   |   |   |
|----------------|---|---|---|
| Michael Madfis | P | 3 | 2 |
| Joshua Miron   | A | 0 | 5 |
| Robert Smith   | P | 4 | 1 |

**Staff Present**

Bruce Jolly, Board Attorney  
Rhonda Hasan, Assistant City Attorney  
Yvette Ketor, Clerk III  
Yvette Cross-Spencer, Clerk III  
Veronica Beal, Service Clerk  
Tasha Williams, Administrative Aide  
Dorian Koloian, Clerk III  
Alejandro DelRio, Building Inspector  
Jose Abin, Building Inspector  
Robert Masula, Building Inspector  
George Oliva, Chief Building Inspector  
Jamie Opperee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

The Board would like the City Commission to appoint more permanent board members.

**Respondents and Witnesses**

CE15072274: Maria Stevenazzi, property manager  
CE14121358: Vanessa Aguero, owner  
CE15072597: Catherine Banta, owner  
CE15092128: Roberto Villanueva, owner  
CE15011800; CE16021479: Courtney Crush, attorney

CE15040668: Michael Man, general manager  
CE16021212: Eldar Cohen, agent  
CE15040555: Garo Gallo, tenant; Stephen Catoloo, tenant's representative  
CE16020557: Michael Schumann, owner  
CE16040447: Andrew Letourneau, owner  
CE14072166: Abeer Hasan, owner  
CE15101515: Carmen Nunez, owner's spouse  
CE16010691; CE15071515; CE16010689; CE16010692: Philip Callobre maintenance manager  
CE14090494: Heather Blake, owner  
CE15081055: Kirk Layne, owner's brother  
CE15101733: Mark Seramur, representative  
CE14110272: Theodore Berch, representative  
CE15011568: Andrew Holland, owner  
CE15121428: Edward Gordon, owner  
CE08070448: Claire Clark, representative  
CE16050876; CE15080173: Dwayne Dickerson, attorney; Peter Sobota attorney  
CE15092059; CE15102342; CE15082281: Eric Martinez, general contractor  
CE15051584: Jeb Shafer, general contractor  
CE15051829: Tyler Tuchow, owner  
CE15101042: Andrew Truesdale, owner  
CE15090546: Thomas Lanigan owner  
CE14081054: Arthur Bartholomew, manager  
CE15010467: Bibiana Sarmiento, property manager  
CE16021379: Herman Goldszlager, owner  
CE15122078; CE15122079: Michael Lowe, contractor  
CE13080252: George Costanza, representative; Michael Sedra, tenant  
CE15102509: Michael Sedra, tenant  
CE15010862: Fernando Fernandes, owner's brother  
CE16030173: Max Sebastiani, owner  
CE15111767: Sherry Dezonias, owner  
CE15061690: Arvin Bielen, owner  
CE16030692: Jacqueline Hill, owner  
CE14100834: Vincent Graham, owner  
CE15062080: Annemise Charles, owner  
CE16050869: Michael Speciale, owner  
CE14111191: Marco Tipago, tenant; Allen Ripley Bosworth, attorney  
CE15091850: Daniel Plasencia, attorney

The meeting was called to order at 9:00 a.m.

**Individuals wishing to speak on any of the cases on today's agenda were sworn in.**

**Case: CE08070448**

1431 NW 11 PL  
DRAGOSLAVIC, GORAN  
DRAGOSLAVIC, TERESA

This case was first heard on 6/24/14 to comply by 8/26/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported all permits had been renewed and recommended a 91-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 91-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15080173**

2070 NW 29 AVE  
RHA 2 LLC

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the air conditioner permit application was out for corrections and recommended a 56-day extension.

Dwayne Dickerson, attorney, agreed with the extension.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16050876**

1523 NW 10 AVE  
RHA 2 LLC

Certified mail addressed to the owner was accepted on 6/10/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL  
PERMIT AND INSPECTIONS:

1. INSTALLED SPLIT MECHANICAL AIR CONDITIONING  
SYSTEM.
2. INSTALLED AIR HANDLER.
3. INSTALLED DUCT SYSTEM (NO MECHANICAL IN PERMIT  
HISTORY).

**FBC(2014) 110.6**

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

**NEC(2005) 110.27**

THERE ARE EXPOSED CONNECTIONS PRESENTING A LIFE AND SAFETY HAZARD. ONE OF THE EXPOSED CONNECTIONS IS ARCING AND HAS MELTED ONE OF THE LEGS ON A SERVICE LINE COMING FROM THE POWER SUPPLY. THERE ARE MINOR CHILDREN LIVING ON THIS PROPERTY THAT PLAY IN THE YARD ADJACENT TO THE LIVE ELECTRICAL CONNECTIONS.

**NEC(2005) 408.38**

THE FOLLOWING DEFICIENCIES ARE EXISTING ON THIS PROPERTY:  
1. LOOSE AND DAMAGED DEAD FRONT COVERS ON ELECTRICAL BOXES.

Inspector Abin presented photos of the property and the Case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Dwayne Dickerson, attorney, said the entire property was being renovated and described work already done. He confirmed the property would remain vacant until the violations were in compliance.

**Motion** made by Mr. Smith, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 8/23/16, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE13080252**

2500 E COMMERCIAL BLVD  
ALTO PROPERTY MANAGEMENT LLC

This case was first heard on 1/26/16 to comply by 2/23/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 6/29/16 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity. Michael Sedra, tenant, said they had hired a new architect two weeks ago and requested a four-week extension.

Inspector Masula stated he was unaware of any plans and he had not spoken to this tenant or a design professional. Mr. Sedra stated he also had a contractor of record. Inspector Masula suggested the application be submitted immediately.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 28-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE15102509**  
2500 E COMMERCIAL BLVD  
ALTO PROPERTY MANAGEMENT LLC

This case was first heard on 1/26/16 to comply by 2/23/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 6/29/16 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit and sub-permit applications were in review and recommended a 28-day extension.

George Costanza, tenant, confirmed the applications had been submitted.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 28-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15011800**  
229 S FTL BEACH BLVD  
EL-AD FL BEACH CR LLC

This case was first heard on 7/28/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,620.

Robert Masula, Building Inspector, reported the awning permit application had been picked up for corrections on 5/25/16 and had not been resubmitted. He explained the plans had been back and forth in plan review because there was a discrepancy regarding the property lines and right-of-way, which would determine the need for additional approvals. The owner's attorney would meet with Zoning to try to resolve the matter.

Courtney Crush, attorney, said she would meet with Zoning because there was a misunderstanding regarding private property and/or right-of-way. She said this was a replacement awning on private property. She requested 28 days.

**Motion** made by Mr. Smith, seconded by Mr. Madfis, to grant a 28-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16021479**  
527 N BIRCH RD  
BEACH HOUSE VILLAS LLC

Certified mail addressed to the owner was accepted on 6/9/16.

Jose Abin, Building Inspector, testified to the following violations:  
47-20.20.I.

1. SEAL COATING AND RESTRIPIING PARKING AREA.

FBC(2014) 105.1

THIS BUILDING/FACILITY HAS BEEN ALTERED AND  
CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE  
REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING  
MANNER, BUT NOT LIMITED TO:

1. SEAL COATING AND RESTRIPIING PARKING AREA.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the Case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Mr. Mohnani argued that the Florida Building Code did not cover resurfacing and restriping parking areas; a zoning permit was required. Inspector Oliva said they had researched the Florida Building Code and determined FBC (2014)105.1 did apply to a parking lot. He stated a zoning permit was needed, but building inspectors must inspect the work at commercial properties to assure compliance with ADA requirements. Inspector Oliva said 105.1 did not apply to residential properties.

Mr. Jolly read from the statute, which referred to "building structure or any part thereof" and "facility therein or thereon" but Mr. Mohnani noted that a parking structure was not a building structure. Mr. Jolly felt this language "covers everything."

Courtney Crush, attorney, said it was not clear that resurfacing and restriping required a permit. She stated the parking area was not a structure, per Mr. Jolly's reading of the statute. If it was the City's position that a permit was needed, the owner would comply going forward.

Mr. McGee felt the Board was "not in a position to take up something that's so arbitrary." Ms. Hasan said the City could withdraw the case and provide the Board with all the Building and Zoning sections. She explained the City must verify compliance with ADA rules for commercial parking areas.

Mr. Mohnani said items not regulated by the Florida Building Code included resurfacing, restriping and sealcoating of a parking lot.

The City withdrew the case.

**Case: CE15051829**

1804 NW 16 CT  
TUCHOW, TYLER

This case was first heard on 1/26/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit application had failed several reviews and notice to pick up the plans for revisions had been sent on 6/23/16. He recommended a 56-day extension.

Tyler Tuchow, owner, requested more than 56 days because the contractor and the City were taking a long time. He asked for 91 days.

**Motion** made by Mr. Mohnani to grant a 91-day extension to 9/27/16, during which time no fines would accrue. Motion died for lack of a second.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE15090546**

1829 SW 11 ST  
LANIGAN, THOMAS P

This case was first heard on 3/22/16 to comply by 6/28/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported permit applications had been submitted and recommended a 91-day extension.

Thomas Lanigan, owner, felt the work would be finished within 91 day.

**Motion** made by Mr. Smith, seconded by Mr. Madfis, to grant a 91-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16021379**

2149 NE 56 PL  
GOLDSZLAGER, HERMAN

This case was first heard on 4/26/16 to comply by 6/28/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and electrical and plumbing sub-permits had been issued and the driveway permit application had been submitted. He recommended a 91-day extension.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to grant a 91-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14090494**

1205 NE 3 AV  
BLAKE, HEATHER

This case was first heard on 3/22/16 to comply by 6/28/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported no permit applications had been submitted for the bathroom remodeling.

Heather Blake, owner, said her insurance adjuster was working on it. She explained there had been mold in the bathroom and it had been removed. Mr. Blake stated she was waiting for a grant from the City.

Inspector DelRio said the tile in the shower wall had been removed, indicating remodeling. Ms. Hasan stated the Board had already found the violation existed as cited.

Inspector DelRio said an electrical outlet had been left behind the tile when the bathroom was remodeled and people were being shocked in the shower. He said a permit was needed to finish the bathroom.

**Motion** made by Mr. Mohnani, seconded by Mr. Smith, to grant a 91-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.



**Case: CE15040555**

810 NE 4 AV  
R W L 4 INC.

This case was first heard on 7/28/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 6/29/16 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported FBC(2010) 105.1 was in compliance and drawings to comply FBC(2010) 111.1.1 regarding the change of use had been submitted the previous day. He recommended a 56-day extension.

Garo Gallo, tenant, said they were doing everything they could to comply.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15092128**

216 NW 8 AVE  
VILLANUEVA, ROBERTO

This case was first heard on 1/26/16 to comply by 4/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,600 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and did not recommend any extension.

Roberto Villanueva, owner, said he had been out of work since December and had no money to put into the house. He added that \$10,000 worth of materials had been stolen from the site. He had started back to work approximately one month ago.

Mr. McGee stressed to the importance of owners communicating with the Building Inspectors.

**Motion** made by Mr. Mohnani, seconded by Mr. Cooper, to grant a 91-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Ms. Hinton opposed.

**Case: CE14111191**

5955 NW 31 AVE # A  
LAKEVIEW PLAZA INC.

This case was first heard on 11/24/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported permits had approved by plan review on 6/19. He recommended a 56-day extension for inspections.

Allen Ripley Bosworth, attorney, said the landlord had evicted the tenant who had performed the work and the current tenant was removing the work.

Marco Tipago, current tenant, confirmed they were working to correct the violations.

**Motion** made by Mr. Smith, seconded by Mr. Madfis, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15102548**

200 S BIRCH RD # 209  
FEDERAL NATIONAL MORTGAGE ASSN

This case was first heard on 11/24/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master and plumbing permits were active and the electrical permit was closed. He said he was working with the contractor regarding the mechanical issue and recommended a 91-day extension.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to grant a 91-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15101733**

1216 CHATEAU PARK DR  
S R SINGH ENTERPRISES LLC

This case was first heard on 3/22/16 to comply by 6/28/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not support any extension.

Mark Seramur, representative, said the owner did not speak English well. Mr. Seramur reported he had hired an engineer and a general contractor and they were moving forward. He asked for additional time.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15091850**

200 S BIRCH RD # 1011  
FRENI MEHTA REV TR  
MEHTA, FRENI TRUSTEE

This case was first heard on 10/27/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit was in plan review and recommended a 91-day extension.

Daniel Plasencia, attorney, supported the extension recommendation.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 91-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15051584**

1621 NE 20 AV  
PIEKARSKI, JASON

This case was first heard on 9/22/15 to comply by 11/24/15. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 6/29/16 and would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress.

Jeb Shafer, general contractor, said the citation did not accurately reflect what was going on at the property. He stated the kitchen and bathroom work had been done by a prior owner. Ms. Hasan stated the current owner was responsible for the violations now. Mr. Shafer stated he was working with the structural plans examiner to resolve issues with the application. He confirmed the permit application was in review. Inspector DelRio recommended a 56-day extension.

**Motion** made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14121358**  
111 FLORIDA AVE  
AGUERO, VANESSA

This case was first heard on 4/26/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, said the permit had been renewed and recommended a 210-day extension.

Vanessa Aguero, owner, agreed to the extension.

**Motion** made by Ms. Hinton, seconded by Mr. Mohnani, to grant a 210-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15111767**  
2801 NE 38 ST  
DEZONIA, SHERRY K  
SHERRY K DEZONIA 2008 TR

This case was first heard on 3/22/16 to comply by 6/28/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit application had failed review and recommended a 56-day extension.

Sherry Dezonias, owner, said the contractor was working on it.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14072166**  
907 NW 12 TER  
HASAN, ABEER

This case was first heard on 6/23/15 to comply by 7/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the permits had been issued and recommended a 91-day extension.

Abeer Hasan, owner, said the only thing remaining was final inspection, which was scheduled for the following day. She noted discrepancies between the inspections and the notifications on the City website. Inspector Oliva stated Ms. Hasan needed to call for final inspections.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 91-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14110272**  
1311 SEMINOLE DR  
DANIELSSON, LEIF

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had failed zoning review four times because the Tiki hut was sited within the setbacks.

Theodore Berch, representative, said the Tiki hut footprint was being reduced to avoid encroaching into the setbacks.

**Motion** made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15101515**  
1107 NW 11 ST  
FACUNDO, RICARDO

This case was first heard on 3/22/16 to comply by 6/28/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no process and did not support any extension.

Inspector DelRio acted as interpreter for Ms. Nunez.

Carmen Nunez, the owner's spouse, explained that they had purchased the house with these problems and they had just received the funds to address the violations. She requested 30 days to apply for a permit.

**Motion** made by Mr. Mohnani, seconded by Mr. Cooper, to grant a 91-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15072274**  
107 NE 17 AVE  
PROMOTRADE USA INC.

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit had been issued on 6/21/16 and recommended a 147-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 147-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15061690**

3341 NE 42 CT  
BIELEN, ARVIN N

This case was first heard on 10/27/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, said there was one shed and the deck remaining on the property but the owner had promised to remove them. He recommended a 56-day extension.

Arvin Bielen, owner, discussed the problem with removing the deck because there was a steep drop in the rear yard. He requested 90 days. Inspector Abin said he would agree to a 91-day extension.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to grant a 91-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15101042**

1815 SW 4 ST  
TRUESDALE, ANDREW

This case was first heard on 3/22/16 to comply by 6/28/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and did not support any extension.

Andrew Truesdale, owner, thought after his previous appearance before the Board that if he paid for the permit he could keep the porch but had subsequently learned there were additional issues. He said the electrical and plumbing had been removed and he intended to remove the porch himself.

**Motion** made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 91-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15040668**

619 N FTL BEACH BLVD  
SEA CLUB OCEAN RESORT HOTEL INC.

This case was first heard on 5/26/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit had been reissued and recommended a 147-day extension.

Michael Man, general manager, stated they needed a letter from the engineer.

**Motion** made by Ms. Hinton, seconded by Mr. Mohnani, to grant a 147-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15011568**

1348 SW 30 ST  
HOLLAND, ANDREW & TABITHA

This case was first heard on 1/26/16 to comply by 4/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, said the metal posts had been approved for the gate replacement. He recommended a 152-day extension.

Andrew Holland, owner, apologized for his behavior at the last hearing and said he had received the approval for the posts from the City.

**Motion** made by Ms. Hinton, seconded by Mr. Mohnani, to grant a 147-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to amend the 4/26/16 Order comply-by date from 5/26/16 to 6/28/16, removing the accrued fines. In a voice vote, motion passed 7-0.

**Case: CE15010467**

1951 NE 51 ST  
RODELU LLC

This case was first heard on 4/26/16 to comply by 5/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported two permits had been renewed and two applications were out for corrections. He recommended a 56-day extension.

Bibiana Sarmiento, property manager, agreed to the extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15122078**

2360 NW 20 ST  
REYNOLDS, JOENATHAN C

This case was first heard on 4/26/16 to comply by 6/28/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit applications had been picked up for corrections and recommended a 56-day extension.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15122079**

2374 NW 20 ST  
REYNOLDS, JOENATHAN C

This case was first heard on 4/26/16 to comply by 6/28/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, recommended a 56-day extension.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15081055**

1208 NW 19 AV  
GREEN, LINDA

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported permit applications had been submitted and recommended a 56-day extension.



Kirk Layne, the owner's brother, stated the plans were in process and requested a 91-day extension.

**Motion** made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 91-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15071515**

1135 NW 7 AV  
TIITF/HRS-YOUTH SERV  
BROWARD CHILDRENS SHELTER

This case was first heard on 9/22/15 to comply by 10/27/15. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,800 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended imposition of the fines.

Philip Callobre, maintenance manager, said they were vacating the premises by the end of the month. He stated they were not willing to incur the \$10,000 cost of replacing the outlets.

Ms. Hasan explained the City was in appeal litigation with the State and they had agreed that the current use would be discontinued at the end of the month. Until all of the children were removed from the facility, the City would move forward with the case.

**Motion** made by Mr. Mohnani to grant a 28-day extension. Motion died for lack of a second.

Mr. Callobre stated he felt that tamper-proof outlets would have been sufficient but the City had wanted arc-fault outlets, which were for industrial settings. Inspector Abin said the City's electrical plan reviewer had determined that the arc fault outlets were needed.

**Motion** made by Mr. Madfis, seconded by Mr. Cooper, to find that the violations were not complied by the ordered date, and to impose the \$4,800 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE16010689**

1135 NW 7 AV  
TIITF/HRS-YOUTH SERV  
BROWARD CHILDRENS SHELTER

This case was first heard on 4/26/16 to comply by 6/28/16. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 6/29/16 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and the owner's representative had indicated they did not intend to comply. He recommended imposition of the fines.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to find that the violations were not in compliance by the ordered date, and therefore the fines as stated in the Order would begin on 6/29/16 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE16010691**

1133 NW 7 AV  
TIITF/HRS-YOUTH SERV  
BROWARD CHILDRENS SHELTER

This case was first heard on 4/26/16 to comply by 6/28/16. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 6/29/16 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and the owner did not intend to comply. He recommended imposition of the fines.

Philip Callobre, maintenance manager, said they would not comply the breezeway violations.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to find that the violations were not in compliance by the ordered date, and therefore the fines as stated in the Order would begin on 6/29/16 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE16010692**

1141 NW 7 AV  
TIITF/HRS-YOUTH SERV  
BROWARD CHILDRENS SHELTER

This case was first heard on 4/26/16 to comply by 6/28/16. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 6/29/16 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and the owner's representative had indicated they would not act to comply the violations. He recommended imposition of the fines.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to find that the violations were not in compliance by the ordered date, and therefore the fines as stated in the Order would begin on 6/29/16 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE15062080**

4881 NW 9 TER  
CHARLES, ANNEMISE

This case was first heard on 10/27/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and he did not recommend any extension.

Annemise Charles, owner, requested an extension, saying she had found an architect to help her resolve the problem.

**Motion** made by Mr. Mohnani, seconded by Mr. Booth, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15092059**

1544 NW 9 AVE  
KDE OF FL 1 LLC

This case was first heard on 10/27/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the master permit application had failed plan review and notification to pick up the package for revisions had been sent on 6/23/16. He recommended a 56-day extension.

Eric Martinez, general contractor, agreed to the extension.

**Motion** made by Mr. Mohnani, seconded by Mr. Booth to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15082281**

2400 E OAKLAND PARK BLVD  
SP4 INVESTMENTS LLC

This case was first heard on 1/26/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master and sub permit applications were awaiting pickup for corrections and recommended a 56-day extension.

Eric Martinez, contractor, agreed to the extension.

**Motion** made by Mr. Smith, seconded by Mr. Madfis, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15102342**

1761 NW 26 TER  
AVIMAR TR  
MARAVI LLC TRSTEE

This case was first heard on 3/22/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, said the permit had been ready since 4/26/16 and recommended 28-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 28-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14100834**

3601 SW 2 ST  
GRAHAM, VINCENT M & JACQUELINE

This case was first heard on 1/26/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported permits applications were in review and recommended a 56-day extension.

Vincent Graham, owner, agreed to the extension.

**Motion** made by Mr. Smith, seconded by Mr. Madfis, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14081054**  
1834 LAUD MANORS DR  
WSC BRICKELL LLC

This case was first heard on 2/24/15 to comply by 4/28/15. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 6/29/16 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been progress and recommended a 56-day extension. He noted that some of the applications were over 60 days old and were now void.

Arthur Bartholomew, manager, said they were about to do the air conditioning and roof work, which should be completed within one month.

**Motion** made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16040447**  
900 SW 24 AVE  
DACA MANAGEMENT LLC

Certified mail addressed to the owner was accepted on 6/9/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. NEW WOOD COLUMNS HAVE BEEN INSTALLED.
2. NEW FASCIA AND SUB-FASCIA HAS BEEN INSTALLED.
3. ROOF DECK OVER FRONT PORCH HAS BEEN REBUILT.

**FBC(2014) 105.3.1.4.10**

THE FOLLOWING DESCRIBED WORK REQUIRES A ROOF PERMIT AND INSPECTIONS:

1. NEW ROOF TILES HAVE BEEN INSTALLED.
2. NEW ROOF OVER FRONT PORCH.
3. ADDED 2 SKYLIGHTS.
4. FLAT ROOF HAS BEEN RE-ROOFED.

**FBC(2014) 105.3.1.4.15**

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND WINDOW PERMIT AND INSPECTIONS:

1. NEW WINDOWS HAVE BEEN INSTALLED.
2. NEW DOORS HAVE BEEN INSTALLED.

**FBC(2014) 105.3.1.4.4**

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. NEW PLUMBING FIXTURES HAVE BEEN INSTALLED.
2. A WASTE LINE HAS BEEN INSTALLED THAT IS NOT CONNECTED TO THE SANITARY SYSTEM.
3. WATER HEATER HAS BEEN INSTALLED.

**FBC(2014) 105.3.1.4.5**

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. EXTERIOR PREMISE WIRING HAS BEEN INSTALLED WITHOUT A PERMIT.

**FBC(2014) 110.2**

BUILDING OFFICIAL AND/OR REPRESENTATIVE HEREBY RESERVE THE AUTHORITY TO SITE INSPECTIONS PRIOR TO THE APPROVAL AND ISSUANCE OF ALL AND ANY PERMITS AND/OR DETERMINATION OF COMPLIANCE WITH THE FLORIDA BUILDING CODE.

**FBC(2014) 110.6**

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the Case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Andrew Letourneau, owner, said they had inherited the violations and stated the City's website indicated on 4/4/16 that the old cases were complied and someone on the phone had verified this the following day. On 4/8/16, the same violations appeared

under a new case. He had been told by Inspector Oliva that he could not rely on the information on the City's website to be accurate.

Ms. Hasan said Mr. Letourneau should have relied on the certified lien statement which showed the violation existed. She explained that when the City found out a property changed hands, old cases were closed and new cases were opened. Ms. Hasan pointed out that the State of Florida Division of Corporations showed the entity that now owned the property to be administratively dissolved as of six years ago.

Mr. Letourneau requested more than 56 days.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 8/23/16, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE15121428**

1425 NW 24 AV  
GORDON, EDWARD E &  
HARBIN, MARY A

Certified mail addressed to the owner was accepted on 6/16/16.

Jose Abin, Building Inspector, testified to the following violation:  
FBC(2014) 105.1

I RECEIVED A CALL ON 12/16/15 ABOUT A FENCE BEING  
INSTALLED WITHOUT A PERMIT. I DID A SITE VISIT ON  
12/17/15 POSTED STOP WORK ORDER AND TOOK PICTURES.  
A WOOD FENCE WAS IN THE PROCESS OF BEING  
INSTALLED. NO PERMIT COULD BE FOUND IN RECORDS.  
ON 3/10/16 WHILE POSTING THE NOV ON SITE FOR THE  
WOOD FENCE I FOUND THE WOOD FENCE HAD BEEN  
COMPLETED AND A CHAIN LINK FENCE HAS BEEN  
INSTALLED ACROSS THE FRONT OF THE PROPERTY WITHOUT  
A PERMIT.

Inspector Abin presented a letter into the record in which the owner alleged he had been defrauded by a contractor. Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Edward Gordon, owner, stated his son had begun installing a fence without a permit. Mr. Gordon had hired a contractor to install the fence, unaware that the contractor was

not licensed and had not pulled a permit. He had hired a new contractor, who he assumed would pull a permit, but apparently he had not paid the permit fee.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 8/23/16, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE16021212**

712 SW 15 AVE  
RIVERSIDE FLATS LLC

Certified mail addressed to the registered agent was accepted on 6/9/16.

Alejandro DelRio, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. ROOF COVERING REPLACEMENT.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector DelRio presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Eldar Cohen, agent, said his father had done the work and he would submit permit applications that day.

**Motion** made by Mr. Madfis, seconded by Mr. Smith, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 8/23/16, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.



**Case: CE16030173**

2744 E COMMERCIAL BLVD  
WILSHIRE REALTY LLC

Service was via posting at the property on 6/14/16 and at City Hall on 6/16/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS FRAMING AND DRYWALL WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.
2. THE BUSINESS HAS ALSO BEEN CONVERTED FROM A BEAUTY SALON TO AN OFFICE SPACE WITHOUT THE REQUIRED CHANGE OF USE.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS AND THE INSTALLATION OF A PANEL WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Max Sebastiani, owner, said he was working with the tenant to resolve the violations. He said the new tenant had installed a wall for two French doors and capped two sink outlets.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 8/23/16, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE16020557**

812 SW 15 AV  
SCHUMANN, MICHAEL

Certified mail addressed to the owner was accepted on 6/13/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INTERIOR REMODEL OF INTERIOR LIVING AREAS.
2. REMODELED KITCHEN.
3. REMODELED BATHROOM AND TILED WET AREAS.
4. INSTALLED GATE AT FRONT ENTRY DOOR.
5. WOOD DECK AT BACK YARD.
6. PERMANENT CANOPY ATTACHED TO WALL AT FRONT WINDOW.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. REPLACED KITCHEN SINK WITH FIXTURES.
2. REPLACED BATHROOM VANITIES
3. REPLACED BATHROOM FIXTURES FOR SINKS AND SHOWERS.
4. REPLACED TOILETS.
5. NEW SPRINKLER MANIFOLD.
6. NEW WASTE LINES AND CLEANOUTS

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. REPLACED KITCHEN FIXTURES.
2. REPLACED BATHROOM FIXTURES.
3. REPLACED OUTLETS, GFI'S AND SWITCHES.
4. REPLACED LIGHTING FIXTURES.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the Case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Michael Schumann, owner, said he had not owned the building when the violations were cited and he had been unsuccessful with a claim against his title insurance. He added that seven years ago, when the house was bought by the previous owner, the same violations had been cited. Mr. Schumann stated a lien search on January 21 indicated there were no open claims on the property. He did not feel he should be responsible for rectifying the situation and he did not currently have the finances and the time to address the violations.

Inspector Abin stated he had not been inside the house, but he had seen the violations from outside the house. He had additional photos from the website where the house had been offered for sale. He informed the Board that there were no permits in the home's history for the work that had been done.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 9/27/16, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed

**Case: CE16050869**

5100 BAYVIEW DR # 106  
SPECIALE, MICHAEL P &  
SPECIALE, SUSANNE

Service was via posting at the property on 6/10/16 and at City Hall on 6/16/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS CONDO UNITS' MASTER BATHROOM HAS BEEN ALTERED  
WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS DEMOLITION, FRAMING  
AND DRYWALL WITHOUT THE REQUIRED PERMITS AND/OR  
INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS CONDO UNITS' MASTER BATHROOM HAS BEEN ALTERED  
WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATIONS MADE WITHOUT THE REQUIRED  
PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS CONDO UNITS' MASTER BATHROOM HAS BEEN ALTERED  
WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE WITHOUT THE  
REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS CONDO UNITS' MASTER BATHROOM HAS BEEN ALTERED  
WHICH INCLUDES BUT IS NOT LIMITED TO:

1. MECHANICAL ALTERATIONS MADE WITHOUT THE  
REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 109.3.3

THE CONDO UNIT OWNER WILL BE REQUIRED TO OBTAIN  
ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW  
AND PAY DOUBLE PERMIT FEES OR POSSIBLY FOUR TIMES  
THE FEE UNDER SECTION 9-47 THAT WILL APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND  
PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS  
CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula stated the case was begun pursuant to a complaint and a Stop Work Order had been posted on the property. He presented photos of the property and the Case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Michael Speciale, owner, said he was remediating a mold problem at the property and there were two insurance companies involved. Mr. Speciale stated he had hired a contractor to pull the permits.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 9/27/16, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE16030692**  
3473 RIVERLAND RD  
CORMBD LLC

Certified mail addressed to the owner had been accepted on 6/10/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. WINDOWS AND DOOR REPLACEMENT.
2. DOOR OPENING CLOSED OFF.
3. KITCHEN AND BATHROOMS RENOVATIONS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector DelRio presented photos of the property and the Case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Jacqueline Hill, owner, stated the windows and door had been broken when they moved into the home and her father had replaced them immediately. She said a permit expeditor was supposed to be pulling an after-the-fact permit for the windows and doors. She requested 56 days.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 8/23/16, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE15010862**  
2679 MARATHON LN  
DA ROSA, JOSE SIMOES

This case was first heard on 9/22/16 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the owner had still not submitted the survey as promised at the previous meeting. Inspector Abin did not support any further extensions.

Fernando Fernandes, the owner's brother, said he had submitted the survey earlier in the day.

**Motion** made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a brief break and Mr. Mohnani left the meeting.

**Case: CE15111102**  
3221 SW 20 ST  
BEAULY LLC

Certified mail addressed to the owner was accepted on 6/10/16.

Jose Abin, Building Inspector, testified to the following violation:  
FBC(2014) 105.1

A CENTRAL A/C SYSTEM HAS BEEN INSTALLED WITHOUT  
OBTAINING A PERMIT.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 8/23/16, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE16021843**  
1420 NE 15 AV  
BORRAS, ALEXANDRA L

Certified mail addressed to the owner was accepted on 6/9/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

**1. BUILDING A WOOD FRAME CARPORT ONTO EXISTING DRIVEWAY.**

**FBC(2014) 110.6**

**THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.**

Inspector Abin presented photos of the property and the Case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Smith, seconded by Mr. Madfis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 8/23/16, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15031682**

**1732 SW 2 ST  
DOWNING, JASON**

Service was via posting at the property on 6/15/16 and at City Hall on 6/16/16.

Jose Abin, Building Inspector, testified to the following violations:

**FBC(2010) 105.1**

**THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:**

- 1. THE ROOF THAT WAS BUILT OR THE BREEZEWAY BETWEEN THE GARAGE AND THE MAIN BUILDING IS NOT PART OF THE ISSUED PERMIT FOR THE REROOF. IT IS WORK OUT OF THE SCOPE OF THE ISSUED PERMIT# 14010350 FOR REROOF 2200 SF SHINGLE TO METAL AS PER BCPA PICTURES AND COMPLAINT.**

**FBC(2010) 110.9**

**THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.**

Inspector Abin presented photos of the property and the Case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 8/23/16, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE13051997**

1515 NW 7 AVE

YUTHASUNTHORN, CHANCE

YUTHASUNTHORN, SIRILUK

This case was first heard on 8/25/15 to comply by 9/22/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the window and electrical permits had been issued and recommended a 56-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 8/23/16, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE14050728**

2840 NE 25 ST

CLEMENTE, DANIELA VALENTI

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$6,800.

Jose Abin, Building Inspector, reported the dock permit application had been resubmitted with corrections on 6/16/16 and recommended a 56-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Motion** made by Mr. Smith, seconded by Ms. Hinton to amend the 2/23/16 Order comply-by date from 3/22/16 to 4/26/16, removing the accrued fines. In a voice vote, motion passed 6-0.



**Case: CE14071684**

1608 SW 10 CT  
SOFREI LLC

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the master permit and sub-permits had been issued and recommended a 210-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 28-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15031679**

1501 NW 19 AVE  
GRANT FLA LLC

This case was first heard on 8/25/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the mechanical permit application was out for corrections and recommended a 56-day extension.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15070731**

1119 NW 10 PL  
ADAMS MEM LLC

This case was first heard on 11/24/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the master permit application had failed review and the owner was sent notification to pick it up for corrections on 3/24/16. The application had not been resubmitted for over 60 days so it was null and void. He did not support any extension.

The Board took no action.

**Case: CE15070098**

5200 NW 31 AVE  
VILLAS AT LAKEVIEW CONDO ASSN INC.

This case was first heard on 2/23/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the owner had been notified to pick up the irrigation system permit application for corrections on 6/24/16 and Inspector Abin needed to reinspect to confirm the fence violation had been removed. He recommended a 56-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15070738**

1301 NE 2 AV  
SETTON, JOHN

This case was first heard on 10/27/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported FBC(2014) 105.3.1.4.15 was the only remaining violation. He recommended a 28-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 28-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15070923**

216 ROSE DR  
CECERE, LEONARD & MARY M

This case was first heard on 10/27/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the carport enclosure permit application had been submitted and recommended a 28-day extension.

**Motion** made by Mr. Smith, seconded by Mr. Madfis, to grant a 28-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15072597**

215 SW 19 AV  
ROBERTSON PARK APARTMENTS LLC

This case was first heard on 1/26/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the mechanical permit had been issued on 4/28/16 and recommended a 147-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 147-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15121837**

828 NW 14 WY  
LAZCO HOLDING GROUP

This case was first heard on 4/26/16 to comply by 6/28/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not support any extension.

**Motion** made by Mr. Smith, seconded by Mr. Madfis, to grant a 28-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15090899**

1425 SW 10 ST  
2015-3 IH2 BORROWER LP

This case was first heard on 1/26/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit had been issued on 3/31/16 and recommended a 119-day extension.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to grant a 119-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15081360**

621 SE 5 CT  
BLUEWATER INC.

This case was first heard on 2/23/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not support any extension.

Ms. Hasan reminded the Board that the owner had an agreement with the City to move forward with pulling permits for the interior renovations. Since that hearing, City

representatives had met with the contractor and his attorney and the contractor had withdrawn from the agreement, stated they had done no unpermitted work and would not work to comply the violations.

The Board took no action.

**Case: CE15101560**

3121 SW 20 CT  
BARNETTE, KYLE W

This case was first heard on 3/22/16 to comply by 6/28/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the master permit application had failed review and recommended a 56-day extension.

**Motion** made by Mr. Smith, seconded by Mr. Madfis, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15082061**

86 ISLE OF VENICE  
SANTIAGO'S HOUSE LLC

This case was first heard on 2/23/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the deck permit application had failed review and notice to the owner to pick it up for corrections had been sent on 6/8/16. The plumbing permit application had not been submitted yet. Inspector Abin recommended a 56-day extension.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15080572**

1201 NE 5 AV  
EM INVESTMENT REV TR  
MILITZOK & LEVY PA TRSTEE

This case was first heard on 11/24/15 to comply by 2/22/16. Violations, extensions and notice were as noted in the agenda. The property was in compliance, fines had accrued to \$3,400 and the City was requesting no fine be imposed.

Jose Abin, Building Inspector, recommended no fine be imposed.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to impose no fine. In a voice vote, motion passed 6-0.

**Case: CE15082095**  
2308 NW 26 ST  
WALKER, MAURICE

This case was first heard on 1/26/16 to comply by 3/22/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,000 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended imposition of the fines.

**Motion** made by Mr. Smith, seconded by Mr. Madfis, to find that the violations were not complied by the ordered date, and to impose the \$4,000 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**Case: CE15092363**  
104 SE 11 AVE  
PIKUTA, MARIA

This case was first heard on 4/26/16 to comply by 5/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 6/29/16 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended imposition of the fines.

**Motion** made by Mr. Smith, seconded by Mr. Cooper, to find that the violations were not in compliance by the ordered date, and therefore the fines as stated in the Order would begin on 6/29/16 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**Case: CE15082209**  
724 NW 17 ST  
SHUTTS, JASON ALBERT

This case was first heard on 1/26/16 to comply by 4/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City

was requesting imposition of the fine, which would begin on 6/29/16 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended imposition of the fines.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to find that the violations were not in compliance by the ordered date, and therefore the fines as stated in the Order would begin on 6/29/16 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**Case: CE15101425**

640 TENNIS CLUB DR # 308  
RUBINSTEIN, GARY

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,800 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported permit applications had been submitted on 6/3/16 and recommended a 91-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 91-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16050534**

2900 NE 30 ST  
LAUDERDALE TOWER CONDO ASSN INC.

Certified mail addressed to the owner was accepted on 6/9/16.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE REQUIRED WORK TO  
BE DONE, SEVERITY, LIFE SAFETY ISSUES AND  
POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES  
AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN  
ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS  
EACH VIOLATION AND THE PROPER METHOD TO WHICH THE  
VIOLATIONS ARE TO BE CORRECTED.

**FBC(2014) 110.6**

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F./CODE CASE PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

**FBC(2014) 116.2.1.2.2**

THE BUILDING HAS AREAS WHERE THERE IS CONCRETE DETERIORATION WHICH INCLUDES BUT IS NOT LIMITED TO BALCONY RAILINGS FAILING WHICH HAS CREATED AN UNSAFE CONDITION FOR THE BUILDING AND POSES POTENTIAL LIFE SAFETY ISSUES FOR THE OCCUPANTS OF THIS BUILDING.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Mr. McGee wished to pressure the owner to take immediate action regarding the life safety issues. Inspector Masula said the managers were aware of the violations and had agreed to find a concrete restoration company to address the problems. Mr. McGee suggested contacting the Fire Marshal and Ms. Hasan stated the Fire Marshal or Building Official had the authority to preclude use of the balcony until it was repaired. She agreed to contact the Fire Marshal and Building Official.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/26/16, or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE16050574**

2500 NE 48 LA # 509  
KEBE, STANLEY W

Certified mail addressed to the owner was accepted on 6/9/16.

Robert Masula, Building Inspector, testified to the following violations:

**FBC(2014) 105.1**

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS FRAMING, DRYWALL, REMODELING THE KITCHEN AND TWO BATHROOMS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES  
BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATIONS MADE WITHOUT THE REQUIRED  
PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES  
BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE WITHOUT THE  
REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 109.3.3

THE CONDO UNIT OWNER WILL BE REQUIRED TO OBTAIN  
ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW  
AND PAY DOUBLE PERMIT FEES THAT WILL APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND  
PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS  
CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula stated the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/26/16, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15011944**

609 NE 8 AV

ELITE HOME PARTNERS LLC

This case was first heard on 6/23/15 to comply by 7/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$6,800.

Robert Masula, Building Inspector, reported the master permit had been issued and the plumbing permit was ready to be issued. The roof, fence and shutter permit applications had all failed plan review. Inspector Masula stated he had spoken with a representative approximately 30 days ago.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to grant a 28-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.



**Case: CE15041506**

928 NE 20 AVE  
NE 20 AVE PROPERTIES LLC

This case was first heard on 6/23/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the awning permit had been issued 4/15/16. He recommended a 147-day extension.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to grant a 147-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15091319**

307 NE 23 AV  
WALTER A CROWELL TR  
CROWELL, WALTER A TRUSTEE

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the mater permit and sub-permits were issued and active. He recommended a 210-day extension.

**Motion** made by Mr. Smith, seconded by Mr. Madfis, to grant a 210-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15092005**

1800 N ANDREWS AVE # 05K  
LUTHY, HEDY  
A & H LUTHY REV LIV TR ET AL

This case was first heard on 10/27/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub-permits were ready to be issued. He recommended a 28-day extension.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to grant a 28-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15092254**

1214 NE 5 TER  
CARNES ,RICK H  
FILLERS, MARK W

This case was first heard on 3/22/16 to comply by 6/28/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub-permits were issued and active. He recommended a 210-day extension.

**Motion** made by Mr. Smith, seconded by Mr. Booth, to grant a 210-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15102449**

2500 LUCILLE DR  
KLAIRMONT, LARRY

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the dock and electrical permits were closed and the boat lift permit was pending plan review. He recommended a 91-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 91-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14060058**

2500 LUCILLE DR  
KLAIRMONT, LARRY

This case was first heard on 6/23/15 to comply by 7/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the pool heater permits were closed and the generator permit was pending plan review. He recommended a 91-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 91-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15120123**

5870 NE 22 AV  
KONISKI, ANTOINE  
ALAZEMI, FAHED A M D

This case was first heard on 4/26/16 to comply by 6/28/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application was in plan review and recommended a 56-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Booth, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16020432**

1651 SW 27 TER  
DESCORBETH, WIDMAYER

This case was first heard on 5/26/16 to comply by 6/28/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the patio slab and electrical permits had been issued and recommended a 210-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Booth, to grant a 210-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16030521**

5100 DUPONT BLVD # 2A  
MORRISON, JUDITH P

This case was first heard on 4/26/16 to comply by 6/28/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master and sub-permit had been issued and recommended a 210-day extension.

**Motion** made by Mr. Madfis, seconded by Mr. Cooper, to grant a 210-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15102069**

1220 NE 3 ST # 103

SWEENEY, THOMAS A & GLORIA &  
SWEENEY, MICHAEL

This case was first heard on 3/22/16 to comply by 4/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$8,000 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported there had been no progress.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the \$8,000 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**Case: CE15120539**

3020 SEVILLE ST

3020 SEVILLE PROPERTIES LLC

This case was first heard on 2/23/16 to comply by 4/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$11,200 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit application had been resubmitted on 6/24/16 and recommended a 56-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15120540**

3024 SEVILLE ST

3020 SEVILLE PROPERTIES LLC

This case was first heard on 2/23/16 to comply by 4/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$11,200 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit application was pending plan review and recommended a 56-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14061177**

3505 SW 12 CT  
MCFARLANE, CHRISTINE

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permits had been issued and recommended a 119-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 119-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14120486**

1633 SW 9 AV  
BERRY, TIMOTHY  
FOSTER, ANDREW L

This case was first heard on 4/26/16 to comply by 6/28/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress since January and did not support any extension.

The Board took no action.

**Case: CE15050401**

1820 NE 17 WAY  
FLORIDA CONFERENCE ASSN OF  
SEVENTH DAY ADVENTISTS

This case was first heard on 4/26/16 to comply by 6/28/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the metal structure permit had been issued on 4/28/16 and the paver permit needed corrections. He recommended a 56-day extension.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15071410**

2427 NE 8 ST

JAMES, GORDON D & JUSTINE

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the contractor had indicated they were working on drawings. He recommended a 56-day extension.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15101205**

1150 NW 18 AV

BROWN, ANNIKO

This case was first heard on 3/22/16 to comply by 6/28/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the fence permit had been issued on 6/20/16 and recommended a 147-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 147-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15042036**

3209 NE 36 ST # 4B

MIGA, PATRICIA ANN T &

MIGA, STEVEN J

This case was first heard on 11/24/15 to comply by 1/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,400 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and recommended imposition of the fine.

**Motion** made by Mr. Madfis, seconded by Mr. Booth, to find that the violations were not complied by the ordered date, and to impose the \$6,400 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**Case: CE15091538**

4840 NW 9 TER  
DEGARCIA, VICTORIA M &  
DUARTE, GERMAN G

This case was first heard on 3/22/16 to comply by 5/24/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 6/29/16 and would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and recommended imposition of the fines.

**Motion** made by Ms. Hinton, seconded by Mr. Booth, to find that the violations were not in compliance by the ordered date, and therefore the fines as stated in the Order would begin on 6/29/16 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**Case: CE14071821**

1070 NW 25 AV  
LANDERS, MARIE H/E  
TAYLOR, MARTHA

This case was first heard on 1/27/15 to comply by 2/24/15 and 3/24/15, amended to 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit applications were out for corrections and recommended a 56-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14110356**

2612 BARBARA DR  
MONDANI, GLEN H/E  
MONDANI, PENTELOPE

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported work was in progress and recommended a 91-day extension.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to grant a 91-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15041350**

1162 NW 9 TER  
MERSAN HOLDINGS LLC

This case was first heard on 11/24/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permits were ready to be issued and recommended a 28-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 28-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15110196**

1701 NW 14 CT  
2771 LLC

This case was first heard on 3/22/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the fence permit application was out for corrections and recommended a 56-day extension.

**Motion** made by Mr. Smith, seconded by Mr. Madfis, to grant a 56-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15090051**

1216 NE 2 ST  
MAUS, ARTHUR J & KAREN N

This case was first heard on 9/22/15 to comply by 11/24/15. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,500 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit required final inspection and recommended a 91-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 91-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.



**Case: CE15102260**

1312 NW 15 ST  
WILCOX, ALICIA

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity and recommended imposition of the fines.

**Motion** made by Mr. Smith, seconded by Mr. Cooper, to grant a 28-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE13100827**

1609 NW 11 ST  
SCOTT, DONALD

This case was first heard on 11/26/13 to comply by 1/28/14. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property was in compliance.

Robert Masula Building Inspector, recommended a 28-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant a 28-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Minutes Approval**

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to approve the minutes of the Board's March meeting. In a voice vote, motion passed unanimously.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to approve the minutes of the Board's April meeting. In a voice vote, motion passed unanimously.

**Election of Officers**

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to elect Mr. McGee as Chair. In a voice vote, motion passed 6-0.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to elect Mr. Booth as Vice Chair. In a voice vote, motion passed 6-0.

**Cases Complied**

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE15090113                      CE15060308                      CE15051252                      CE14011733

**Cases Withdrawn**

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE16020923                      CE15040962                      CE16011781

**Board Discussion**

None.

**Communication to the City Commission**

The Board would like the City Commission to please appoint more permanent board members.

There being no further business to come before the Board, the meeting adjourned at 2:16 p.m.

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Chair, Code Enforcement Board

ATTEST:

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Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.